



barnard marcus

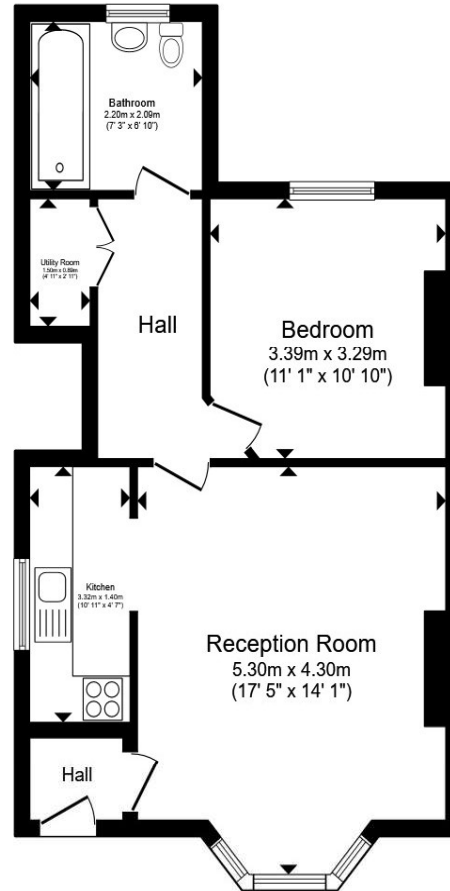
Clarendon Road, Wallington SM6 8QX

welcome to

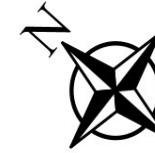
Clarendon Road, Wallington

Situated on the desirable residential Clarendon Road in Wallington, this charming raised ground floor Victorian conversion offers a wonderful blend of period character and modern comfort. The property features impressive high ceilings, original fireplaces, and generous proportions, creating a bright and elegant living space throughout. The apartment comprises a well-sized double bedroom, spacious reception room, and a well-appointed kitchen and bathroom, all presented in excellent condition. Period features combined with tasteful décor give the home a warm and inviting atmosphere, while the raised ground floor position provides both privacy and plenty of natural light. Ideally located within easy reach of local shops, cafés, and amenities, the property is also conveniently positioned for Wallington Station, offering direct rail links into central London, making it perfect for commuters. This is a fantastic opportunity to acquire a stylish and well-maintained Victorian apartment in a popular and well-connected South London location.





Ground Floor



Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 51.9 m² (559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Clarendon Road, Wallington

- ELEGANT RAISED GROUND FLOOR VICTORIAN CONVERSION
- LONG LEASE
- PERIOD FEATURES THROUGHOUT
- PRESENTED IN EXCELLENT CONDITION
- SHORT DISTANCE TO WALLINGTON STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Aug 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106521



Property Ref:
WLG106521 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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